

BOARD APPROVED 4-08-08

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman**

**Board Meeting
March 11, 2008
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
Richard W. Flora
Jo Gawthrop

D. Michael Green
Michael Patton
Linda L. Swearingen
Terry White

Members Absent

Terry M. Slade, BCE (Proxy)
William J. Welty Sr.

Staff Attending:

Dawna King, BCE

Guest Attending

Steven Rice, R.S./E.H.S. Environmental Inspections
Don Gaines, A-Pass Weikel Institute
Carolyn Quisenberry, A-Pass Weikel Institute

Meeting Called to Order

Mr. Sandbek called the meeting to order. Mr. Terry White gave his resignation from the board due to other obligations with Morehead State University.

Reviewed and discussed previous minutes. Ms. Gawthrop made the motion to approve minutes. Mr. Flora seconded the motion. Motion carried, all concurred.

New Business

Reviewed new applications. Brett Annett, Lexington, KY; Anthony R. Driskell, Lanesville, IN; Timothy Dudek, Lexington, KY; Wesley Faust, Shepherdsville, KY and Gary W. King, Berry, KY. Mr. Green made the motion to approve these applicants for licensure. Ms. Gawthrop seconded the motion. Motion carried, all concurred. Reviewed applications that contained lacking information. Christopher Potter, Louisville, KY; Dennis. Kepple, Smiths Grove, KY. Mr. Wirth made the motion to approve these applicants contingent upon receiving the lacking information. Mr. Green seconded the motion. Motion carried, all concurred.

February Expired Renewal licensees. HI-2343 James Adams, Ashland, KY; HI-2153 Christopher B. Andler, Amelia, OH; HI-2328 Allen Arthur, Berry, KY; HI-2372 Jason D. Backlund, Richmond, KY; HI-2381 Michael T. Bray, Lexington, KY; HI-Brian S. Crowe, Cox's Creek, KY; HI-2294 Timothy Parrott, Ft. Thomas, KY; HI-2060 Johnny P. Ross, Hardin, KY. Mr. Green made the motion to send the expired letter due to the fact these licensees did not renew their licenses by February 29, 2008. Mr. Wirth seconded the motion. Motion carried, all concurred.

Discussed HI-2321 Raymond Floyd, Lexington, KY expired insurance. Mr. Wirth made the motion to send a registered letter that his license shall be revoked should he not submit a current Certificate of Insurance within 14-days of receipt of the letter. Mrs. Swearingen seconded the motion. Motion carried all concurred.

Reviewed Continuing Education E Provider Application The Hometeam Inspection Service. The Seminar was March 6th, 8th and 9th. Discussion. Mr. Wirth made the motion to send a letter of denial of the Seminar due to the fact that the board did not received their course request 90 days prior to the dates of the Seminar. Ms. Gawthrop seconded. Motion carried, all concurred.

Board Discussed a possible unlicensed home inspector in Lexington, KY.

Discussed inactive licenses. Any action for the board to allow inactive licenses has to go through LRC. Mr. Sandbek suggested that the board review the draft from David Reichert and discuss at the next scheduled meeting.

Steven E. Rice, E.S./E.H.S Environmental Inspections spoke to the board about KY home inspectors refrain from rendering findings or opinions regarding the environmental hazards. Detailed discussion. This issue will be addressed in the KY Standards of Practice.

Mr. Patton made a motion to revisit expired licensee HI-2060 Johnny P. Ross, Hardin, KY. Mr. Flora seconded the motion. Motion carried, all concurred. Staff did not receive Mr. Ross' renewal application until March 10, 2008 being post marked March 5, 2008. More discussion. Mr. Ross signed his renewal application February 26, 2008. Mr. Patton made the motion approve Mr. Ross' renewal application due to clerical error. Mr. Flora seconded the motion. Six approved two opposed this motion. Motion carried.

Discussed CRC Complaint recommendations for HIC#07-11-30-02. CRC committee found that the Licensee was in violation of regulation by doing the repair work on a home he inspected within 12 months of his inspection. Mr. Flora made the motion to suspend his license until he appears before the board and discuss his actions. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

Discussed CRC Complaint recommendations for HIC#08-01-25-01. Licensee practiced outside area of expertise. CRC committee recommends send a letter to reprimand this licensee. More discussion.

Executive Session

Regular Session

Complaint HIC#07-10-05-01 December 4th meeting a letter of notice was not sent. CRC found that this complaint is out of the board's jurisdiction. Mr. Wirth made the motion to send letter to notify all parties in this complaint. Mr. Green seconded the motion. Motion carried, all concurred.

Discussed Complaint HIC#07-11-30-02. Mr. Wirth made the motion to rescind the action the CRC committee recommended of suspending this licensee's license because the board can only Revoke or suspend a licensee's license. Mr. Green seconded the motion. Motion carried, all concurred.

More discussion on complaints HIC#07-11-30-02 and HIC#08-01-25-01. Mr. Wirth made the motion to request both licensees in these complaints to appear before the board at the next board meeting April 8, 2008 and discuss their actions. Mr. Flora seconded the motion. Motion carried, all concurred. David Reichert is to send letters of the board's request.

Complaint HIC#07-10-23-03. Mr. Wirth made the motion to dismiss the complaint due to the fact that the board step outside its boundaries with the CRC recommendations of paying restitution and attending a 6 hour Report Writing Class. Mr. Patton seconded the motion. Motion carried, all concurred.

Pillar to Post has complied with the board requirements for a Pre-Licensing Course Provider. Mr. Flora made the motion to approve Pillar to Post as a Pre-Licensing Course Provider. Mr. Patton seconded the motion.

Detailed discussion about breaking down the hours of the Continuing Education Core Courses.

Discussed policies on applicants with Felony Charges on their statewide background check.

Adjournment

Mr. Wirth made the motion to adjourn the meeting. Mrs. Swearingen seconded the motion. Motion carried, all concurred. Next meeting is scheduled for April 8, 2008, 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.